

**From:** [Joe Halpern](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Cc:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Letter of Support for Designation of Hart-McCourt House, 555 East 8th Avenue (LPC Agenda for December 7th)  
**Date:** Thursday, December 2, 2021 10:19:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
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[image005.png](#)  
[image006.png](#)

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Ladies and Gentlemen:

I write this letter in support of landmark designation of the Hart-McCourt House at 555 East 8th Avenue, Denver. I have reviewed the application and the staff recommendation for designation, and agree entirely with the staff that this rare survivor of Capitol Hill's early days as a fine residential district should be preserved. It is a credit to the current owner that she is seeking designation of this historic property that has merited formal landmark designation as long as the 1970 landmark ordinance has been on the books.

By way of background, I was on the board of the Colorado Historical Society (History Colorado) from 1991-2015, have served continuously on the board of the Colorado Historical Foundation since 1984 (and have been a member of its Preservation Easement Committee since that time), and was a leader of the effort to secure designation of the Alamo Placita Historic District (1991-2000). I support historic designation for structures and districts that tell the story of Denver's history, help to orient and root Denver's current residents in our collective sense of place, and provide visual enhancement to our streetscape. The Hart-McCourt House accomplishes all of these.

As the unofficial historian of the law firm of Holland & Hart LLP (where I remain as Of Counsel after retiring as a partner at the end of 2019), I have also been aware of the Hart-McCourt House's connection to the Hart family, and the fact that the firm's founder, Stephen H. Hart, was born and lived there with his parents and grandparents. It would be personally satisfying to me and many at the firm to see this house designated and preserved.

As you may be aware, one of the Harts who built and lived in the Hart-McCourt House, Richard H. Hart (the father of Stephen H. Hart), is associated with another house that is a contributing structure in the Humboldt Street Historic District. This home of Richard H. Hart, formerly at 2001 East 11th Avenue (at Race Street), was moved to Humboldt Island in 1981 to prevent its demolition. See the photo and description in "Denver's Capitol Hill Neighborhood" (2009) by Amy B. Zimmer, page 65; see also "Denver's Capitol Hill" (1988) by Phil Goodstein, page 66 (describing the moving of this and two other houses from 11th and Race to open space at the south-east corner of 12th and Humboldt).

Thank you for considering my comments.

Sincerely,  
Joe Halpern

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**Joseph W. Halpern**

Of Counsel (Retired Partner)

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**From:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**To:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** FW: Historical designation of former home of Charles N. Hart and Richard H. Hart  
**Date:** Monday, December 13, 2021 8:49:47 AM  
**Attachments:** [image001.png](#)

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-----Original Message-----

From: James G.R. Hart <jgrhart@gmail.com>  
Sent: Friday, December 10, 2021 5:45 PM  
To: Hahn, Kara L. - CPD City Planner Principal <Kara.Hahn@denvergov.org>; Joe Halpern <jhalpern@hollandhart.com>  
Subject: [\[EXTERNAL\]](#) Historical designation of former home of Charles N. Hart and Richard H. Hart

Dear Jennifer,

I am sorry that this statement of support is being sent today, well after the committee met to consider this designation.

I am one of the [great grandsons of Charles N. Hart](#) and one of the grandsons of Richard H. Hart. I have for years researched the [Jerome side of your family](#) and have not had the time to research adequately the Hart side. But from what I have been able to glean, both men and their families contributed much to Denver, Colorado and the nation. I heartily approve of this residence receiving the historical designation,, and I am grateful for the action you have, I hope, taken.

I know less about Charles N. than I do about Richard H.

Richard was born in Lawrence, Kansas while his father. Practiced homeopathic surgery there. One interesting tidbit is that I have reason to believe that Richard's middle name was chosen in honor of Charles' medical practice partner, whose last name. Was Huson..

Among Richard's many achievements was that he dedicated himself to retrieving the secret papers of Zebulon Pike from his expedition into the Colorado part of the Louisiana Purchase. That finally resulted in the return of those papers from Mexico. And because of that, my father Stephen H. Hart was able to research and co-author the definitive analysis of Pike's expedition. I sincerely hope the designation has been approved.

Sincerely,

James GR Hart